

NO TRANSFER
TAX PAID

Loan No. 1810000370

QUITCLAIM DEED WITHOUT COVENANT
(Release Deed)

028831

Delta Funding Corporation, a corporation with a principal place of business at Woodbury, in the County of Nassau and State of New York, for consideration paid, RELEASES to **Delta Funding Corporation**, with a principal place of business at 1000 Woodbury Road, Suite 200, Woodbury, New York 11797

the land situated in the City of Waterville, County of Kennebec and State of Maine, and being more particularly described as follows:

The following described real estate, situate in Waterville, County of Kennebec, and State of Maine, and being further bounded and described as follows, to wit:

Commencing at an iron rod in the northerly line of Spruce Street at the southeasterly corner of land now or formerly owned and occupied by Thomas Kervin; thence easterly along the northerly line of said Spruce Street fifty (50) feet; thence turning at a right angle to the left and running in a northerly direction one hundred fifty-five (155) feet, more or less, to the land formerly owned by Samuel K. Smith, deceased; thence turning to an angle to the left and running in a westerly direction along the land of said Smith a distance of about forty (40) feet to land of the said Kervin; thence turning to an angle to the left and running in a southerly direction along the land of said Kervin about eighty-five (85) feet; thence turning at an angle to the right and running in a westerly direction along the land of said Kervin about ten (10) feet; thence turning at an angle to the left and running in a southerly direction along the land of said Kervin about seventy (70) feet to the point of beginning. Excepting and reserving to Amanda Clair, her heirs and assigns, full and free right an liberty at all times hereinafter, in common with all other persons who may hereafter have the like right to use a passageway five (5) feet in width running the length of said lot, said passageway extending along the extreme easterly side of said lot above described, running north and south, at all times and for all purposes connected with the use and occupation of said Amanda Clair's other lands adjoining the same. Together with a right of way in common with others over a passageway, said passageway being five (5) feet wide and long and immediately east of the easterly line of the premises herein conveyed, from and to the northerly line of Spruce Street to the land formerly owned by the said Samuel K. Smith.

The Grantee herein was the highest bidder at a foreclosure sale held pursuant to the Judgment of Foreclosure and Sale entered in the Kennebec County Superior Court on February 5, 1999, in an action brought by Delta Funding Corporation against Carlton W. Fecteau, Docket No. RE-98-78, for the foreclosure of a mortgage recorded in the Kennebec County Registry of Deeds in Book 5370, Page 80.

P. Gifford (2)

57-285

IN WITNESS WHEREOF, Delta Funding Corporation has caused this instrument to be executed by Phyllis R. Edwards, its Vice President, thereunto duly authorized, this 1 day of July, 1999.

WITNESS:

Delta Funding Corporation

Rajeanne Wilson

By: Phyllis R. Edwards
Phyllis R. Edwards
Its Vice President
Delta Funding Corporation

State of New York
County of Nassau, ss.

7/1, 1999

Personally appeared the above-named Phyllis R. Edwards
Vice President of Delta Funding Corporation and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

BETH F. BIRNBAUM
Notary Public, State of New York
No. 01B16001700
Qualified in Nassau County
Commission Expires

Before me,

Beth Birnbaum
Notary Public
Printed Name: Beth Birnbaum

RECEIVED KENNEDIC SS.

1999 SEP 17 AM 9:00

ATTEST: Theresa Ruth Mann
REGISTER OF DEEDS